

Chapter 14.20 - CALIFORNIA PLUMBING CODE

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14.20.010 - Administration.

The provisions of this code shall apply to all new construction, relocated buildings and to any alterations, repairs or reconstruction except as provided for otherwise in this code.

(Ord. 598 § 7(part), 2004).

14.20.020 - Administrative authority defined.

Whenever the term "administrative authority" is used in the California Plumbing Code as amended herein, it means the building official or his authorized representative.

(Ord. 598 § 7(part), 2004).

14.20.040 - Dangerous and unsanitary construction.

A.

Any portion of a plumbing system found by the administrative authority or the department of environmental health to be unsanitary as defined herein is declared to be a nuisance.

B.

Whenever brought to the attention of the administrative authority that any unsanitary conditions exist or that any construction or work regulated by this code is dangerous, unsafe, unsanitary, a nuisance or a menace to life, health or property or otherwise in violation of this code, the administrative authority shall, upon determining such information to be fact, order any person, firm or corporation using or maintaining any such condition, or responsible for the use or maintenance thereof to repair, alter, change, remove or demolish same as the administrative authority may consider necessary for the proper protection of life, health or property and in the case of any gas piping or gas appliance may order any person, firm or corporation supplying gas to such piping or appliance to discontinue supplying gas thereto until such piping or appliance is made safe to life, health or property.

Every such order shall be in writing, addressed to the owner, agent or person responsible for the premises in which such condition exists, and shall specify the date or time for compliance with such order.

C.

Refusal, failure or neglect to comply with any such notice or order shall be considered a violation of this code.

D.

When any plumbing system is maintained in violation of this code and in violation of any notice issued pursuant to the provisions of this section or where a nuisance exists in any building or on a lot on which a building is situated, the administrative authority shall institute any appropriate action or proceeding in any court of competent jurisdiction to prevent, restrain, correct or abate the violation or nuisance.

(Ord. 598 § 7(part), 2004).

14.20.100 - Schedule of fees.

All plumbing permit fees shall be as set by resolution of the board of supervisors.

(Ord. 598 § 7(part), 2004).

14.20.110 - Private sewage disposal systems.

A.

In areas where private sewage disposal systems are allowed, aerobic, alternative design or standard on-site wastewater treatment systems may be used except in Yosemite Lakes Park, in which only aerobic systems may be used.

B.

Alternative on-site wastewater treatment system designs shall be required where conditions of soil, hydrology, topography or space make infeasible the installation of a standard on-site wastewater treatment system or aerobic treatment system. Alternative on-site wastewater treatment system designs shall be prepared by a registered civil engineer, registered geologist or registered environmental health specialist and shall be acceptable to the environmental health department.

C.

The minimum liquid capacity of septic tanks shall conform to the following tables. (These tables supersede Table K-2 of the California Plumbing Code.)

Table K-2 (Amended)				
Capacity of Septic Tanks				
Single Family Dwellings	Multiple Dwelling Units or Apartments	Other Uses	Minimum Septic Tank Capacity in:	
Number of Bedrooms¹	Units (one Bedroom each)^{1,2}	Maximum Fixture Units Served per Table 7-3³	Gallons	(liters)
1 to 4	1 to 3	33	1,500	(5,678)
	4	45	2,000	(7,570)
	5	55	2,250	(8,516)
	6	60	2,500	(9,463)
	7	70	2,750	(10,409)
	8	80	3,000	(11,355)

	9	90	3,250	(12,301)
	10	100	3,500	(13,248)

¹ Extra bedroom, 150 gallons (558 liters) each.

² Extra dwelling units over 10, 250 gallons (946 liters) each.

³ Extra fixture units over 100, 25 gallons (95 liters) per fixture unit.

(Ord. 598 § 7(part), 2004).

14.20.111 - Section K-4 amended, Sections K-13 and K-14 added-Disposal systems.

Section K-4 of the California Plumbing Code is amended and Sections K-13 and K-14 are added to the California Plumbing Code to read as follows:

K-4 Percolation Tests.

1. Percolation tests shall be performed by a registered civil engineer, registered geologist, or registered environmental health specialist and shall be acceptable to the Environmental Health Department and performed as set forth in the Manual of Septic Tank Practice, U.S. Public Health Service, the current Environmental Health Department handout regulating the design and installation of septic systems, or as approved by the Administrative Authority.

2. A minimum of 3 percolation tests in each primary and reserve area (total minimum of 6) shall be conducted. The percolation test holes shall be spaced uniformly in the undisturbed soil horizons proposed for the disposal field(s). Percolation tests shall only be conducted under saturated soil conditions, as determined by the Administrative Authority.

K-13 — Location of Sewage Disposal Systems.

Unless approved by the Director of Environmental Health, disposal systems are prohibited in:

1. Any area within any easement that is dedicated for surface or subsurface improvement.
2. Any area not owned or controlled by the system owner(s) unless approved by the Director of Environmental Health and said area is dedicated for waste disposal purposes.
3. Any area occupied or to be occupied by structures.
4. Any paved area.
5. Any area in which the percolation rate is greater than 60 minutes per inch for leach field, or greater than 30 minutes per inch for seepage pits, or less than 5 minutes per inch unless it can be shown that a sufficient depth and type of soil is available to assure proper filtration.
6. Any area in which the soil depth below the bottom of the leach field is less than 5 feet, or less than 10 feet below the bottom of the seepage pit.
7. Any area in which the depth to anticipated highest level of ground water below the bottom of the leach field is less than 5 feet, or less than 10 feet below the bottom of a seepage pit. (Greater depths are required if soils do not provide adequate filtration. Lesser depths may be allowed with alternative treatment if it is to "seasonal groundwater" and is approved by the Director of Environmental Health.)
8. Any area in which the ground slope is greater than 30%.

9. Any area where continued use of on-site systems constitutes a public health hazard, an existing or threatened condition of water pollution, or nuisance.

K-14 Minimum Distances for Water and Wastewater Disposal Systems.

Table K-1 (Amended) replaces Table K-1 of the California Plumbing Code. If necessary to avoid pollution of groundwater, greater distances may be required. Lesser distances may be approved upon submission of evidence that the installation will not cause pollution.

Location of Sewage Disposal System				
Minimum Horizontal Distance in Clear Required From:	Building Sewer	Septic Tank	Disposal Field	Seepage Pit
Buildings or structures¹	5 ft (1.52 m)	5 ft (1.52 m)	8 ft (2.44 m)	8 ft (2.44 m)
Front property line²	25 ft (7.62 m)	25 ft (7.62 m)	25 ft (7.62 m)	25 ft (7.62 m)
Side property line²	25 ft (7.62 m) [10 ft (3.05 m)]	50 ft (15.3 m) [10 ft (3.05 m)]	50 ft (15.3 m) [10 ft (3.05 m)]	75 ft (22.9 m) [10 ft (3.05 m)]
Back property line²	25 ft (6.72 m) [20 ft (6.10 m)]	50 ft (15.3 m) [20 ft (6.10 m)]	50 ft (15.3 m) [20 ft (6.10 m)]	75 ft (22.9 m) [20 ft (6.10 m)]
Domestic well not serving a water system	50 ft (15.3 m)	100 ft (30.5 m)	100 ft (30.5 m)	150 ft (45.7 m)
Public or domestic well serving a water system	100 ft (30.5 m)	150 ft (45.7 m)	150 ft (45.7 m)	150 ft (45.7 m)
Flowing stream³	50 ft (15.3 m)	100 ft (30.5 m)	100 ft (30.5 m)	150 ft (45.7 m)
Drainage course of ephemeral stream⁹	25 ft (7.62 m)	50 ft (15.3 m)	50 ft (15.3 m)	50 ft (15.3 m)
Unlined pond, lake or reservoir	50 ft (15.3 m)	100 ft (30.5 m)	200 ft (61 m)	200 ft (61 m)
Storm water flood retention basin that retains water for 48 hours or less	25 ft (7.62 m)	100 ft (30.5 m)	100 ft (30.5 m)	100 ft (30.5 m)
Large trees⁸	-	10 ft (3.05 m)	10 ft (3.05 m)	10 ft (3.05 m)
Seepage pit	-	5 ft (1.52 m)	^{4,7}	20 ft (6.10 m)⁷
Disposal field	-	-	^{4,7}	5 ft (1.52 m)⁷
On site domestic water service line	1 ft (341 mm)	5 ft (1.52 m)	5 ft (1.52 m)	5 ft (1.52 m)
Distribution valve	-	-	5 ft (1.52 m)	5 ft (1.52 m)
Pressure public water main	10 ft (3.05 m)	10 ft (3.05 m)	10 ft (3.05 m)	10 ft (3.05 m)
Downslope cut banks or major slope changes⁵	10 ft (3.05 m)	10 ft (3.05 m)	⁶	⁶

¹ Including porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways and similar structures or appurtenances. Also see section 313.3, California Plumbing Code.

² Distances apply unless otherwise allowed by administrative authority. Distances in brackets apply to lots with a community water system. Where any side of a lot which is on a community water system faces or abuts a lot or parcel on individual water, setback distances shall be computed for such facing or abutting sides as if on individual water wells.

³ Measured from the line which defines the limit of a 10-year frequency flood.

⁴ Determined by rock depth of disposal field.

⁵ Measured from top of bank or major slope change.

⁶ Four times the elevation difference between the finished grade of the disposal field and the elevation at the cut bank or major slope change.

⁷ Sidewall to sidewall.

⁸ Distances stated are a minimum as setbacks should be maintained from the dripline of the tree unless otherwise allowed by administrative authority.

⁹ Measured from the edge of the drainage course or stream.

(Ord. 598 § 7(part), 2004).

14.20.150 - Alternative and aerobic on—site wastewater treatment systems.

A.

Alternative and aerobic on-site wastewater treatment systems may be installed for the treatment of sewage from dwelling units when permitted by the environmental health department and the building official. The design and sizing of such plants shall be subject to the approval of the environmental health department and the building official, with final authority for approval reserved to the county engineer.

B.

The owner shall have in force at all times a maintenance contract with a qualified treatment plant technician approved by the administrative authority. A copy of the current contract shall be on file with the administrative authority.

(Ord. 598 § 7(part), 2004).

14.20.171 - Section 312 amended—Independent systems.

Section 312 of the California Plumbing Code is amended to read as follows:

The drainage system of each new building and new work installed in any existing building shall be separate and independent of that in any other building. Every building shall have an independent connection with a public or private sewer.

Exception. Where one building stands in the rear of another building on an interior lot, and no private sewer is available or can be constructed to the rear building through an adjoining court, yard or driveway, the building drain from the front building may be extended to the rear building.

When more than one (1) building is placed on a lot in such a manner that the lot cannot be divided without violation of the Zoning Ordinance of the County of Madera, such buildings may then be served by a single building sewer. If the property is ever divided in ownership so that one (1) building is on property owned by one person and the other building is on property owned by another person, no

person shall cause or permit the disposal of sewage, human excretion, or other liquid waste into the drainage system of the building farthest from the public or private sewer until the building has been provided with an independent connection to such a public or private sewer.

(Ord. 598 § 7(part), 2004).

14.20.193 - Section K-3 amended and Tables K-4 and K-5 repealed-Minimum areas for disposal field and seepage pits.

Section K-3 of the California Plumbing Code is amended to read as follows:

Minimum areas for disposal fields and seepage pits shall be established by the Director of Environmental Health based on soil types, local conditions, and/or applicable law.

(Ord. 598 § 7(part), 2004).
